



ONE WATERSIDE

BATH | BA2



A MODERN LEGACY BY THE WATERFRONT

Steeped in history, One Waterside was once a Gasworks that powered the city of Bath with a vital energy source. Today, that legacy lives on in a new form.

At One Waterside, a new collection of one, two and three bedroom apartments will offer contemporary living with beautiful views across Bath and the Avon. Meticulously curated, each home comes with light-filled spaces and flexible layouts.

Residents get to enjoy so much more than this; One Waterside has been designed as a complete community, featuring a brand new, on-site restaurant and café, together with landscaped riverside gardens, and thoughtfully designed communal spaces that encourage wellbeing and neighbourly connections.

A new chapter in Bath's story begins here.



Computer generated images, indicative only.

Berkeley
Designed for life

EXCEPTIONAL EDUCATION

One Waterside places families within reach of some of Bath's most highly regarded educational institutions. Whether you're seeking nurturing early years care or outstanding primary and secondary schools, this new neighbourhood has a selection of schools within walking distance.

PRIMARY SCHOOLS

OLDFIELD PARK INFANT SCHOOL
0.4 miles

ST JOHN'S PRIMARY SCHOOL
0.9 miles

NEWBRIDGE PRIMARY SCHOOL
1.0 miles

ST ANDREW'S C OF E PRIMARY SCHOOL
1.0 miles

SECONDARY SCHOOLS

HAYESFIELD GIRLS' SCHOOL
0.9 miles

OLDFIELD SCHOOL
1.4 miles

COLLEGES

PRIOR PARK COLLEGE
2.4 miles

SAINT GREGORY'S COLLEGE
2.4 miles

INDEPENDENT SCHOOLS

THE ROYAL HIGH SCHOOL
1.9 miles

KINGSWOOD SCHOOL
2.0 miles

KING EDWARD'S SCHOOL
2.2 miles

THE PARAGON SCHOOL
2.3 miles

MONKTON COMBE SCHOOL
3.8 miles

DOWNSIDE SCHOOL
13.3 miles

A LOCATION THAT INSPIRES SUCCESS

Bath boasts a wealth of higher education opportunities with outstanding institutions located right in the city centre, and excellent options just a short journey away in neighbouring cities.

HIGHER EDUCATION

BATH COLLEGE
0.5 miles

UNIVERSITY OF BATH
2.5 miles

BATH SPA UNIVERSITY
3.5 miles

UNIVERSITY OF BRISTOL
13 miles

UNIVERSITY OF WEST OF ENGLAND (UWE BRISTOL)
17 miles

Bath is home to 38,000 students, largely attending the University of Bath and Bath Spa. The University of Bath was ranked 8th in the UK in the Complete University Guide 2026. Bath is known for excellence in teaching and research, its welcoming community, and for providing students with outstanding preparation for the workplace. Its campus on the edge of

the city provides sporting, social, and cultural opportunities. Bath is one of the first universities to win a national police-approved security award, and the city was ranked the 3rd safest university town or city in England and Wales in 2024 by the Complete University Guide.

Source: Complete University Guide, 2026



Computer generated image, indicative only.

EXPLORE

Whether you're exploring the city or venturing into its scenic surroundings, you'll find plenty of easy and enjoyable ways to get around.

If you're planning to go further afield, your options are plentiful. Oldfield Park Station is just a 10 minute walk from One Waterside, and served by Great Western Railway, with trains into Bristol and Bath Spa. Both Oldfield Park Station and Bath Spa Station are within walking distance, offering frequent trains both near and far. You can get to London Paddington, Reading and Bristol by train and if you want to travel abroad, Bristol Airport is only 34 minutes by car, or accessible by direct coach and bus connections.

OLDFIELD PARK STATION

BY CAR 2 mins
BY BIKE 3 mins
WALK 10 mins

BATH SPA STATION

BY CAR 5 mins
BY BIKE 10 mins
WALK 24 mins

BATH CITY CENTRE

BY CAR 4 mins
BY BIKE 8 mins
WALK 15 mins

FROM BATH SPA STATION

OXFORD
1 hr 10 mins

CARDIFF CENTRAL
1 hr 8 mins

LONDON PADDINGTON
1 hr 22 mins

SOUTHAMPTON CENTRAL
1 hr 25 mins

FROM OLDFIELD PARK STATION

BRISTOL TEMPLE MEADS
15 mins

BRISTOL PARKWAY
32 mins

WESTBURY
34 mins

CARDIFF CENTRAL
1 hr 15 mins

GLOUCESTER
1 hr 19 mins

SALISBURY
1 hr 4 mins

CHELTENHAM SPA
1 hr 17 mins

Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk.

THE DEVELOPMENT

- 8.2 acres of site in the heart of Bath
- Proposed 662 new apartments including 79 affordable homes (shared ownership)
- A prime river-facing location overlooking the River Avon
- Architecture and interiors inspired by industrial heritage

THE DEVELOPER

Founded in 1976, Berkeley is a leading developer of outstanding homes and has won numerous awards for quality, design and customer service

PROJECT ARCHITECTS

Assael Architecture Ltd

LANDSCAPE ARCHITECTS

Bradley Murphy Design Ltd

THE APARTMENTS

- 1, 2 and 3 bedroom apartments and penthouses
- High-quality interior specification – a mix of contemporary and traditional styles
- Selected apartments enjoy views of the River Avon

RESIDENTS' AMENITIES

- Proposed nursery, cafe and a riverside restaurant



Computer generated image, indicative only.

ACCOMMODATION MIX TABLE

Source: *Aspire to Move, Bath and Savills, March, 2026 (including a 4% annual increase)

	UNITS	SQ. FT RANGES	SQM RANGES	PRICING FROM	RENTALS*
1 BED	34	492 - 502 sq ft	45.8 - 46.7 sq m	£335,000	Estimated PCM, 2027 - Up to £1,795 PCM, Gross Yield up to 6.43%
2 BED	34	785 - 841 sq ft	73 - 78.2 sq m	£495,000	Estimated PCM, 2027 - Up to £2,375 PCM, Gross Yield up to 5.46%
3 BED	8	1,150 - 1,203 sq ft	106.9 - 111.8 sq m	£747,500	Estimated PCM, 2027 - Up to £3,010 PCM, Gross Yield up to 4.55%

5 YEAR PRICE GROWTH FORECAST

Source: Savills Research, July, 2025

SALES PRICE GROWTH (% PA)	2025	2026	2027	2028	2029	CUMULATIVE CHANGE (%) 2025-29	COMPOUND TOTAL 2025-29
SOUTH EAST	1	3.5	5	5	4.5	3.8	20.4
LONDON	0.0	2.5	4.5	4.0	3.5	2.9	15.3
SOUTH WEST	0.0	3.0	5.0	5.5	5.5	3.8	20.4

WHY ONE WATERSIDE?



Bath is undergoing a transformation, driven by major investment and regeneration projects that are shaping its future.



Bath's 38,600+ university students bring a steady flow of young professionals and global talent.

Source: Bath Spa University Annual Report, 2024



Bath Spa Station is just a mile away and offers frequent direct trains to London Paddington, Reading, Bristol and beyond.



Bath is a UNESCO World Heritage city with strict planning controls that protect its historic character, limiting housing supply.



20.4% Forecast house price growth in the South West over the next 5 years.

Source: Savills Bath, July, 2025



Bath is home to over 450 restaurants, cafes, pubs and bars, which equates to about 48 per 1,000 people, a high rate compared with many UK cities.

Source: Yahoo News, Sept, 2025



The city has experienced a 9.9% increase in population over the last census period.

Source: ONS, Census 2021



Elegant boutiques, independent artisans, lively markets and stylish shopping, Bath really does have it all.



Bath boasts a wealth of higher education opportunities with outstanding institutions located right in the city centre.



Bath comes alive year-round with vibrant festivals and cultural events.



One Waterside offers a rare chance to purchase authentic, water-facing property in one of the UK's most tightly constrained historic cities.



Rental values of apartments in Bath have increased by 45.7% per square foot over the last five years.

Source: Dataloft, Feb, 2026

Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk.



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ESTIMATED SERVICE CHARGE

Poplar House	£2.75 per sq ft
Birch House	£2.75 per sq ft
Hazel House	£2.75 per sq ft
Elm House	£2.52 per sq ft

GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all homes

STAMP DUTY LAND TAX

Payable on UK properties for owner/occupier purposes and at a higher rate for investors who own multiple properties in the UK and overseas

TENURE

Leasehold – 999 years

CAR PARKING

Available to selected apartments £POA

LOCAL AUTHORITY

Bath & North East Somerset Council

BUILDING INSURANCE

10 year latent defects insurance policy provided by Thomas Miller Speciality

COMPLETIONS

Poplar House: Q3 – Q4 2027
 Birch House: Q3 – Q4 2027
 Hazel House: Q4 27 – Q1 28
 Elm House: Q1 28

TERMS OF PAYMENT

- £2,000 payable on reservation
- 10% of the purchase price is payable on exchange of contracts (less reservation fee already paid)
- Further 10% of the purchase price is payable no later than 6 months after exchange of contracts
- Balance payable on completion

DOCUMENTATION

Documentation required to reserve:

- One form of photo identification is required for each purchaser – Passport, Driving Licence, State ID Card
- One form of Proof of Address for each individual – current utility bill or bank statement showing full name and home address no older than 3 months
- Confirmation of source of funds, such as proof of cash
- Confirmation of purchase as owner/occupier or investor

Should the purchase be made in a Company name, the following is required:

- Certificate of Company Incorporation and Memorandum of Articles and Association
- Full list of Directors and Shareholders
- Evidence of the Company's registered address
- Photo Identification and Proof of Address for all Directors and Shareholders (as individual purchasers above)

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